

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
January 18, 2011**

The regular session of the Auburn City Planning Commission was called to order on January 18, 2011 at 6:00 p.m. by Chair Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Snyder, Spokely, Vitas & Young

COMMISSIONERS ABSENT: Worthington

STAFF PRESENT: Will Wong, Community Development Dir.
Lance E. Lowe, AICP, Associate Planner

I. CALL TO ORDER

II. PLEDGE OF ALLIGIENCE

III. ELECTION OF PLANNING COMMISSION OFFICER(S)

Commissioner Vitas **MOVED** to Elect Commissioner Snyder as Chairman.

Commissioner Young **SECONDED** the motion.

AYES: Vitas, Young, Spokely
NOES: None
ABSTAIN: Snyder
ABSENT: Worthington

The motion was approved.

Commissioner Vitas **MOVED** to Elect Commissioner Young as Vice-Chairman.

Commissioner Spokely **SECONDED** the motion.

AYES: Vitas, Spokely, & Snyder
NOES: None
ABSTAIN: Young
ABSENT: Worthington

The motion was approved.

Commissioner Young **MOVED** to Elect Commissioner Vitas as the Traffic Committee representative.

Commissioner Spokely **SECONDED** the motion.

AYES: Young, Spokely, & Snyder
NOES: None
ABSTAIN: Vitas
ABSENT: Worthington

The motion was approved.

Commissioner Vitas **MOVED** to Elect Commissioner Worthington as the Alternate Traffic Committee representative.

Commissioner Spokely **SECONDED** the motion.

AYES: Vitas, Spokely, Young & Snyder
NOES: None
ABSTAIN: None
ABSENT: Worthington

III. APPROVAL OF MINUTES

Approved Planning Commission Minutes of September 21, 2010 & November 16, 2010.

Commissioner Vitas Abstained.

IV. PUBLIC COMMENT

None

V. PUBLIC HEARING ITEMS

USE PERMIT – 160 HIGH STREET (CALIFORNIA AUTOSALES) – FILE # UP 10-5. The applicant requests approval of a use permit to install a temporary modular office to establish a used car dealership located at 160 Elm Street in the Central Business (C-2) District.

Planner Lowe presented the staff report describing the project and hardship presented by the applicant to install a temporary modular office.

Staff recommends approval of the use permit for a temporary office for a period of 1-year.

Commissioner Young asked about the tenants below the parking lot. Will the proposed automobile sales displace the current tenants of the building?

Planner Lowe had indicated that one of the main objectives of the proposed temporary modular office was to provide an additional office so as to not displace the current tenants.

Commissioner Snyder asked about the temporary modular office and the duration of the temporary use.

Director Wong noted that staff seldom recommends approval of a temporary use permit; unless there are extenuating circumstances associated with the request. In this case, the applicant wants to establish a temporary office in order not to displace an existing tenant.

Director Wong also noted that during the year, the property owner should be working on a permanent solution for the property.

Commissioner Snyder noted that there are modular buildings that can be used on a permanent basis.

Planner Lowe indicated that a modular could be used on a permanent basis but would be subject to design review approval by the Historic Design Review Commission. If the HDRC approved the architectural design, a modular building could be used.

Chairman Spokely inquired about the railings around the front of the lot and how it is not in compliance with the current code. Has the applicant been informed about the railings?

Director Wong replied that staff has been working closely with the Building Division regarding this application and requirements to upgrade the railings have not been imposed by the Building Division.

Planner Lowe indicated that the applicant had a desire to replace the railings in the immediate future, but there are no conditions imposed requiring the railing to be replaced.

Chairman Spokely questioned whether or not the Planning Commission could require the railings be upgraded as part of the Use Permit.

Director Wong replied that the Commission could impose an array of conditions via the Use Permit.

Commissioner Young asked whether or not this project would be inconsistent with the Streetscape Plans.

Planner Lowe replied that the project would not be inconsistent with the Streetscape Master plan because the Use Permit is approved for one year and the

Streetscape improvements proposed along that segment of property are in the latter phases of the Streetscape project.

Chairman Spokely opened the public hearing.

The applicant Haidar Kiani of 160 Elm Street introduced himself and discussed his need for a temporary modular office at his Elm Street property.

Mr. Kiani noted that he had a desire to replace the railings for the safety of his clients as well as for the aesthetic value it would provide to his auto sales business.

Mr. Kiani noted that his lease is ending the end of this month and he needs to establish his business at the Elm street property as soon as possible.

No other persons spoke on the matter.

Chairman Spokely closed the public hearing.

Chairman Spokely noted that prior to a motion, he would like to discuss the safety of the railings and would like to impose a condition to have the City of Auburn Building Department inspect the railing for any safety issues.

Planner Lowe noted that standard conditions of approval requiring that the applicant comply with the City's building standards has been imposed.

Chairman Spokely proposed to amend the conditions of approval noting specifically that the building department review the railings on the site for any potential safety deficiencies.

Chairman Spokely opened the public hearing to allow the applicant to provide further input.

Mr. Kiani noted that he is fully insured and his insurance carrier has inspected the property.

Chairman Spokely closed the public hearing.

Commissioner Snyder **MOVED** to approve Resolution No. 11-1 for the Use Permit to allow a temporary modular office, with the added condition that the Building Department inspect the railings for any deficiencies.

Commissioner Vitas **SECONDED** the motion.

AYES:	Snyder, Vitas, Young, & Spokely
NOES:	None
ABSTAIN:	None

ABSENT: Worthington

The motion was **APPROVED**

VI. COMMISSION BUSINESS

None

VII. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

Director Wong updated the Planning Commission on the Baltimore Ravine Specific Plan. The City Council denied the appeal and remanded the project back to the Planning Commission to further study the access points and provide a recommendation on the Pacific Street access or the Rail line crossing access, south of Pacific Street. The City Council also directed staff to engage the County to see if an agreement could be reached to pay for the Indian Hill Road/Newcastle Road intersection. The plan is to present this information to the Planning Commission on February 1st and have the Planning Commission comment to staff on the scope of information they would like to see to adequately analyze these accesses and to bring back a comprehensive package of information on February 15th.

B. Future Planning Commission Meetings

Director Wong stated that additional Planning Commission site visits to the Baltimore Ravine Specific Plan site will take place next Thursday or Friday.

C. Reports

None

VIII. PLANNING COMMISSION REPORTS

None

IX. FUTURE PLANNING COMMISSION AGENDA ITEMS

Director Wong reiterated that the Planning Commission will consider access points for the Baltimore Ravine Specific Plan on February 1st and February 15th.

X. ADJOURNMENT

The meeting adjourned at 7:00p.m.

Respectfully submitted,

Lance E. Lowe, AICP, Associate Planner